



DMC Associates, Inc. Land Surveyors

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January 17, 2024

City of Clifton
Planning Board
900 Clifton Avenue, 2nd Floor, Zoning Department
Clifton, NJ 07013

**Re: Minor Subdivision
 Hamdan Home Builders LLC
 A2 Mt. Washington Drive
 Block 32.08, Lot 7
 City of Clifton, Passaic County, New Jersey**

Honorable Board Members:

Pursuant to a Review Letter prepared by Neglia dated January 11, 2024 regarding the above referenced application, enclosed please find the following:

- Map entitled; "Minor Subdivision Plat, Tax Lot 7, Block 32.08, A.K.A. A2 Mt. Washington Drive, City of Clifton, Passaic County, New Jersey" Sheet 1 of 1, dated September 13, 2022 and revised through January 16, 2024, prepared by DMC Associates, Inc. Land Surveyors.

In regards to the review comments of Neglia Review Letter of January 11, 2024 the Minor Subdivision Plan has been revised as follows:

Comment 2.3 The map was revised under "Surveyors Notes" indicating reference deeds indicating Blanket Utility Easements.

Comment 2.5 No proposed Gas Main Easement is required, Deed Book Y, Page 600 gives Public Service Electric and Gas a Blanket Utility Easement for gas distribution.

Comment 2.6 The applicant's name has been added to the plans.

Comment 2.7 The record owner has been added to the plans.

Comment 2.8 (2) signed and sealed plans are attached herein.

Comment 2.9 North arrow and referenced meridian has been added.

Comment 2.10 Structures within 100 feet of the subject property have been added to the plan.

Comment 2.11 The map was revised to indicate a 35.00 foot front yard setback line from the Easterly R.O.W. line of Valley Road.

Should there be any further comments or questions do not hesitate to contact me.

Very Truly Yours,

Robert L. Cigol, PLS
President
DMC Associates, Inc. Land Surveyors

RLC/cb

cc: Liana Bolcato – Zoning Officer, LBolcato@cliftonnj.org
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Abdul Hamdan – Applicant, abdul.n.hamdan@gmail.com email only